



# TO LET

# 25 THE CALLS

25 THE CALLS  
LEEDS LS2 7EH

ENTIRE BUILDING 3850 SQ FT

## LOCATION

25 The Calls is extremely well located with good visibility on the city loop road, right in the heart of the popular Calls area of Leeds.

The building provides a rare opportunity to lease a high quality self-contained character office, offering a business its own front door and dedicated parking spaces. For its size, the office has an exceptional front elevation providing great visibility.

The Calls is a superb location in the city for offices and accommodation, with a regenerated waterfront and an attractive mix of old and new buildings for work, living and leisure. A variety of independent bars, restaurants and cafes give life to the streets and help create a genuinely friendly and interesting neighbourhood.

Whilst only a few minutes' walk from the main retail and office core of the city centre, the waterfront location of the Calls sets it apart from other areas of the city, appealing to professionals who value an attractive working environment away from the more corporate locations.

Access by car from the motorways is straightforward via Crown Point bridge and the city centre loop road, and Leeds City train station is a 5 minute walk.

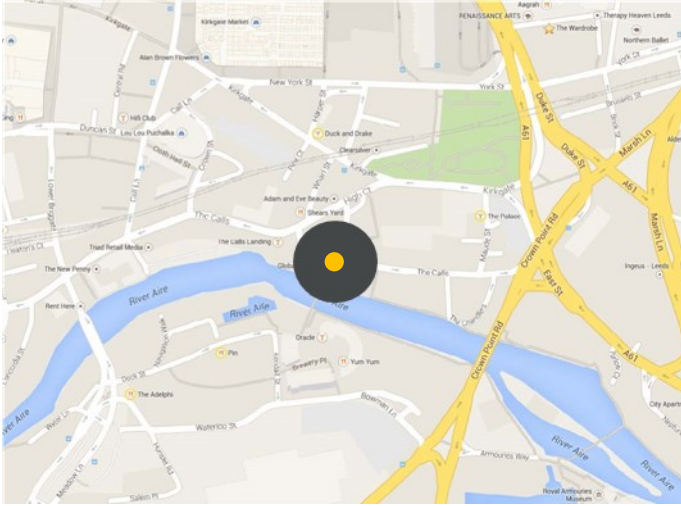
[www.ydg.co.uk](http://www.ydg.co.uk) / For more details call 0113 2458182

## DESCRIPTION

25 The Calls has been sensitively converted to high quality offices from its original use housing a manufacturer of sails, wagon covers and rope since the 1830s.

The available office benefits from:

- Prominent position close to all the city's amenities
- Excellent visibility from the road
- Character architecture and original features
- Superfast broadband (separate contract/fee)
- Shower room
- Partially air conditioned office space
- Dedicated kitchen and WC facilities
- Front door entry intercom system
- Opening windows for natural ventilation
- 100% Renewable energy consumption (no offsets)



## VIEWING AND FURTHER INFORMATION

To arrange a viewing or for more information please contact our Property Manager, Amy Mapp: 0113 245 8182 / amy@ydg.co.uk

## ACCOMMODATION

25 The Calls consists of offices over 3 floors with a net internal area of 3850 sq ft

## PARKING

Limited secure on-site parking is available by way of a separate licence arrangement. Secure off-site parking is also available on a pay & display basis.

## TERMS

Lease:	Three year lease
Rent:	Terms available on application.
Business Rates:	RV of property is £43750, parking spaces rated separately please confirm actual payable with LCC
Service Charge:	Building service charge applies, details on application

